



**Legislative Department
Seattle City Council
Memorandum**

Date: November 18, 2013

To: Richard Conlin, Chair
Tim Burgess, Vice Chair
Mike O'Brien, Member
Planning, Land Use and Sustainability Committee (PLUS)

From: Eric McConaghy, Council Central Staff

Subject: **Clerks' File (CF) 311081** Application of Katy Chaney to prepare a new Major Institution Master Plan for the Virginia Mason Medical Center campus, located at 1100 9th Avenue (Project No. 3011669, Type IV)

Description of Application:

Virginia Mason Medical Center (VM) seeks approval of a new Major Institution Master Plan (MIMP) and rezones to expand the boundary of the related Major Institutional Overlay (MIO) boundary and to correct a mapping error.

VM has developed a new MIMP to guide its future growth. If City Council approves the MIMP, it would authorize future development through the adoption of plans, use requirements and development standards applicable to property VM owns within its MIO zone. The MIO is also established by Council, designating the area in which the MIMP applies.

City Council Review

Council review of a proposed MIMP is a Type IV land use decision under the City's Land Use Code. As such, it is a quasi-judicial decision that is subject to state and local laws restricting the manner in which such decisions are made. These restrictions are summarized in the memo to the PLUS Committee dated September 23, 2013.

A PLUS Committee recommendation to approve a MIMP and rezone for the MIO with height limits specified, subject to the conditions contained in Council's Findings, Conclusions and Decision (FCD), allows the Full Council to take action.

The PLUS Committee considered possible options for the housing replacement conditions on the proposed MIMP at the October 30, 2013 meeting. Council's rules for quasi-judicial matters allow parties of record to respond to questions from Council.

At the November 22, 2013 meeting, PLUS Committee members will continue to discuss the MIMP for Virginia Mason Medical Center and the related expansion of the MIO. As part of

this discussion, PLUS Committee will ask parties of record to respond to options for the housing replacement conditions of the MIMP. The memorandum describing these options, dated October 25, 2013 is attached.

Only parties of record may respond, and only in person at the PLUS meeting on November 22, 2013. The parties of record in this matter are:

- Representative for Virginia Mason Medical Center
- Applicant for the Master Plan, Katy Chaney
- Representative for Seattle Department of Planning and Development
- Chair of the Citizen Advisory Committee, Albert Shen

Next Steps

On November 22, 2013, after hearing responses from parties of record regarding changes to the housing replacement conditions, the PLUS Committee is anticipated to discuss and consider any changes to the conditions and provide direction to staff.

Staff will prepare a bill for the Virginia Mason MIMP and rezone, with the FCD, for introduction and referral. The Master Plan and rezone for the MIO are subject to the conditions contained in the FCD. The Council is expected to introduce the bill and refer it to the PLUS Committee on November 25, 2013. A possible PLUS Committee vote on the FCD, MIMP, and rezone could occur on November 27, 2013, allowing a vote by Full Council, potentially, on December 9, 2013.

Attachment A: Council Central Staff Memorandum to PLUS dated October 25, 2013, with attachments